

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Chester

State: PA

PJ's Total HOME Allocation Received: \$5,185,039

PJ's Size Grouping\*: C

PJ Since (FY): 1997

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 29			
% of Funds Committed	95.57 %	96.16 %	23	94.94 %	56	58	
% of Funds Disbursed	78.07 %	89.58 %	29	84.35 %	22	18	
Leveraging Ratio for Rental Activities	56.49	4.85	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.20 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.02 %	70.00 %	18	68.05 %	45	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	82.54 %	1	79.65 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	37.52 %	29	44.76 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.38 %	1	94.31 %	100	100	
Overall Ranking:			In State:	22 / 29	Nationally:	46 45	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$62,500	\$19,397		\$25,245	4 Units	2.30 %	
Homebuyer Unit	\$19,196	\$15,437		\$14,395	171 Units	97.70 %	
Homeowner-Rehab Unit	\$0	\$15,829		\$20,186	0 Units	0.00 %	
TBRA Unit	\$0	\$5,779		\$3,142	0 Units	0.00 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester PA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

PJ:  
State: \*  
National: \*\*

### Rental

\$143,729
\$96,557
\$88,539

### Homebuyer

\$85,606
\$35,942
\$71,594

### Homeowner

\$0
\$15,897
\$22,853

CHDO Operating Expenses:  
(% of allocation)

PJ:  
National Avg:

0.3	%
1.1	%

R.S. Means Cost Index: 1.15

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	100.0	6.5	0.0	0.0
Black/African American:	0.0	87.1	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	2.4	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

### ETHNICITY:

Hispanic	0.0	4.1	0.0	0.0
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### HOUSEHOLD SIZE:

1 Person:	100.0	27.6	0.0	0.0
2 Persons:	0.0	30.0	0.0	0.0
3 Persons:	0.0	22.4	0.0	0.0
4 Persons:	0.0	9.4	0.0	0.0
5 Persons:	0.0	6.5	0.0	0.0
6 Persons:	0.0	2.4	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	1.8	0.0	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	30.6	0.0	0.0
Elderly:	100.0	2.4	0.0	0.0
Related/Single Parent:	0.0	52.4	0.0	0.0
Related/Two Parent:	0.0	13.5	0.0	0.0
Other:	0.0	1.2	0.0	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 <sup>#</sup>
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

# of Section 504 Compliant Units / Completed Units Since 2001 5

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester State: PA Group Rank: 46  
(Percentile)  
State Rank: 22 / 29 PJs Overall Rank: 45  
(Percentile)  
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	72.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.59	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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